



Meeting Minutes

Whitestown Plan Commission

Date: December 8, 2014

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 S 700 E, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:32pm

Pledge of Allegiance

Roll Call

- ☒ Clinton Bohm, President
- ☒ Mike Roberts, Vice President
- ☒ Dennis Anderson (arrived 6:39pm)
- ☐ Jason Lawson (absent)
- ☒ Greg Semmler
- ☒ Josh Westrich
- ☒ Staff:
 - o Deborah Luzier, Town Planner, GRW
 - o John Molitor, WPC/WBZA Attorney

Approve Agenda

1. December 8, 2014

Motion to approve agenda by Semmler. Second by Westrich. Motion passes unanimously.

Minutes

2. November 10, 2014

Motion to approve minutes by Roberts. Second by Semmler. Motion passes unanimously.

Public Comment for Items Not on the Agenda

3. None

Old Business – Public Hearing

4. **Docket PC14-026-ZA - Zoning Amendment - GCI PUD amendment.** The petitioner is requesting approval of an amendment to the Golf Club of Indiana Planned Unit Development. The subject property contains 435 acres and is located on the south side of Whitestown Pky, west of Indianapolis Rd. The request includes 1) adding and rezoning property to the project, 2) reconfiguring the concept plan, and 3) amending the text of the PUD. The petitioner is BHI Retirement Communities, Inc; the owner is BHI Retirement

Communities, SLDevelopment, and Washburn Family Enterprises; and the project engineer is Stoeppelwerth.

- a. Introduction – Bohm
- b. Presentation
 - i. Jon Dobosiewicz, attorney for petitioner – introduces Jim Shanniver. The PUD Review Committee reviewed the proposed PUD over the last few months and appreciate everyone’s time. Describes Concept Plan for the layout of the PUD. The revisions remain in compliance with the Comprehensive Plan. The land use areas are commercial, multi-family, neighborhood residential, and open space (150 acres golf course). Open space comprises approximately 35% of the development.

(6:30pm Anderson arrives)

- c. Staff and Public Official’s Report - Luzier
- d. Public Discussion – none.
- e. WPC Discussion
 - i. Roberts – we worked through this PUD in our committee meetings. We appreciate their time.
 - ii. Semmler – we did a thorough review of this PUD and worked with the petitioner to develop what we think is a good project.
 - iii. Bohm – how does this address the existing church property?
 - iv. Molitor – this does not remove the church’s property from the PUD at this time. However, they have filed to rezone their property to GB and remove it from the PUD.
 - v. Bohm – what are the next steps for this?
 - vi. Molitor – the same as a regular rezoning in that you’ll make a recommendation to the Council who makes the final decision. The PUD text and Concept Plan will be included, which makes it different than a regular rezoning.
 - vii. Bohm – the committee appreciates everyone’s time during the review process.
- f. Call for Vote - Bohm

Motion to give a favorable recommendation of PC14-026-ZA by Bohm. Second by Roberts. Motion passes unanimously.

New Business – Public Hearing

5. **Docket PC14-034-PP - Primary Plat - Wtown Bus Park.** The petitioner is presenting a Primary Plat to be known as Whitestown Business Park with 2 lots. The subject property contains 158 acres and is located on the west side of SR267, across from Perry Industrial Park. The property is zoned I1 - Light Industry. The Technical Advisory Committee (TAC) reviewed the plans on 11/12/2014 and will review them again on 12/16/2014. The petitioner is Exeter Property Group, there are multiple owners, and the project engineer is Innovative Engineering. ***Presentation ONLY. No Staff Report or vote by WPC at this time.***

- a. Introduction - Bohm
- b. Presentation
 - i. Kevin Shea, Exeter Property Group –we met with TAC and then had a follow-up meeting with some of the public officials to discuss some of the outstanding issues. If there are other issues that you have, let us know. We plan to come back to the WPC at the January 12th hearing. We have established a 60-foot right-of-way for a roadway along the southern end of the property. We are also working through the points of access for the driveways off of SR267 and recognize that INDOT permits should be issued before coming back to you. We have also been working with

the Parks Dept on the 30 acres of open space at the south end of the property. We are in the process of acquiring yet another property in this area and look forward to working with the town in this area.

- c. Staff and Public Official's Report -
 - i. Luzier – reviews conditions from Concept Plan.
- d. WPC Discussion
 - i. Semmler – have you heard anything from INDOT on the driveway cuts yet? It appears that you are asking for three full-functioning driveways.
 - ii. Shea – that is correct. We have not heard back from INDOT yet.

Announcements

- 6. **Comp Plan Update – Clinton Bohm.** Next meeting is next week Wednesday. We're finalizing the vision statement and going through the action steps. Reviews the WPC and public review process.
- 7. **Recent BZA Matters - Molitor** – the BZA denied a variance for the north bufferyard for the Westwood Landing development to the south of Wrecks. They are moving forward with another bufferyard alternative that would not require any variances.
- 8. **UDO Draft – Luzier** – We have a final draft of the UDO that will be distributed to you in early January. The UDO is the Zoning Ordinance and the Subdivision Control Ordinance merged into one single document. There are no text revisions – this is simply our existing text that has been reorganized so that it's easier to use and comprehend. After review and consideration, the WPC will send the UDO on to the Council with a recommendation to re-adopt. Once the Comprehensive Plan is adopted, we can jump into amendments to the UDO so that everything is uniform.

Adjourn

6:57pm

Clinton Bohm, President

Deborah Luzier, Secretary